

SITE-SPECIFIC PLAN

720-00092

Salt Lake City

DESCRIPTION OF SITE

The proposed project site for the Site-Specific Plan (SSP) is situated along the east bank of the Jordan River between 200 South and North Temple of the Section 2, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

All bearings and distances in this description are based on the Utah State Plane and Coordinate System (NAD83).

Beginning at the intersection of the north right of way line of 200 South Street and the centerline of the Jordan River, which point lies 283.00 feet N.89°47'20"W. along the monument line extended, and 63.98 feet N.00°12'40"E. from the found Salt Lake City brass cap monument at the intersection of the 200 South centerline and the extended west line of Block 43, Plat "C", Salt Lake City Survey; and running thence along said centerline of the Jordan River the following fourteen courses: N.08°39'16"W., a distance of 107.04 feet; thence N.01°10'35"E., a distance of 77.12 feet; thence N.02°19'26"W., a distance of 116.97 feet; thence N.08°45'01"E., a distance of 111.08 feet; thence N.17°08'03"E., a distance of 103.79 feet; thence N.02°12'36"E., a distance of 177.71 feet; thence N.12°20'43"W., a distance of 153.02 feet; thence N.04°40'09"W., a distance of 161.81 feet; thence N.03°37'16"E., a distance of 200.71 feet; thence N.09°49'54"E., a distance of 297.91 feet; thence N.19°01'05"E., a distance of 164.04 feet to a point of curvature of a 684.75 foot radius curve to the left; thence northerly along the arc a distance of 346.21 feet through a central angle of 28°58'07" (Note: Chord to said curve bears N. 04°32'01" E., a distance of 342.53 feet); thence N.21°48'53"W., a distance of 171.68 feet; thence N.04°14'12"W., a distance of 98.76 feet to the south right of way line of North Temple Street; thence departing said centerline and along said south right of way line S.89°42'40"E., a distance of 39.82 feet to the intersection of said south right of way line and the east bank of the Jordan River, as located by field survey in April 2016; thence along said east bank the following 31 courses: S.08°12'42"E., a distance of 17.11 feet; thence S.04°03'09"W., a distance of 37.40 feet; thence S.12°02'43"E., a distance of 100.30 feet; thence S.28°11'12"E., a distance of 88.65 feet; thence S.13°21'56"E., a distance of 96.11 feet; thence S.03°50'36"W., a distance of 150.81 feet; thence S.12°44'47"W., a distance of 195.37 feet; thence S.29°25'46"W., a distance of 103.78 feet; thence S.04°10'39"E., a distance of 32.92 feet; thence S.01°07'27"E., a distance of 20.18 feet; thence S.17°47'13"E., a distance of 16.54 feet; thence S.07°52'58"W., a distance of 130.72 feet; thence S.03°51'57"W., a distance of 59.95 feet; thence S.09°59'41"W., a distance of 79.37 feet; thence S.03°26'20"W., a distance of 104.01 feet; thence S.26°32'07"W., a distance of 66.64 feet; thence S.13°57'50"E., a distance of 116.18 feet; thence S.04°42'47"E., a distance of 80.05

feet; thence S.01°08'05"E., a distance of 18.66 feet; thence S.14°17'46"E., a distance of 54.55 feet; thence S.01°27'33"E., a distance of 75.86 feet; thence S.00°03'01"E., a distance of 59.16 feet; thence S.04°21'39"W., a distance of 102.69 feet; thence S.11°43'37"W., a distance of 80.86 feet; thence S.18°31'58"W., a distance of 42.70 feet; thence S.11°35'01"W., a distance of 24.58 feet; thence S.11°08'31"W., a distance of 25.14 feet; thence S.02°17'01"W., a distance of 50.63 feet; thence S.15°41'33"E., a distance of 27.93 feet; thence S.02°04'32"W., a distance of 76.73 feet; thence S.00°50'05"W., a distance of 166.24 feet to said north right of way line of 200 South Street; thence departing said east bank and along said north line N.89°47'06"W., a distance of 21.85 feet to the Point of Beginning.

The above described tract of land contains 94,288 square feet or 2.164 acres, more or less.

See Exhibit B – Site Map.

INTRODUCTION and PROPOSED USE

The Division of Forestry, Fire and State Lands (Division) received a general permit application from Salt Lake City on September 26, 2016 requesting permission to install a pedestrian bridge from 200 South to North Temple along the east bank of the Jordan River.

This permit allows Salt Lake City to occupy sovereign lands for the purpose of installing and maintaining the pedestrian bridge along the Jordan River corridor between North Temple and 200 South. Footings and structural components of the bridge are primarily located upland with the exception of the portions of the bridge labeled North Transect, Middle Transect and South Transect. **See Exhibit B – Site Map.**

The following describes the components of the bridge on sovereign lands:

North Transect:

- Support and underground foundation consisting of 60 foot deep driven piles with a rectangular 4 foot thick reinforced concrete pile cap 4 feet underground and flush with the surrounding grade.
- Overhead portions of the trail.
- Structure support and underground foundation consisting of 60 foot deep driven piles with a rectangular 5 foot thick reinforced concrete pile cap with 4 feet underground and 1 foot above ground.

Middle Transect:

- Supports and underground foundations consisting of 60 foot deep driven piles with a rectangular 4 foot thick reinforced concrete pile cap approximately 6 feet deep and buried 2 feet underground.
- Overhead portions of the trail.

South Transect:

- The ramp structure will require excavation of some material and the installation of retaining walls, a concrete trail and a fence.
- The trail leading from 200 South to the bridge ramp will be 12 feet wide and will require approximately 10 inches of excavation and grading. The finished trail surface will consist of asphalt pavement that will match the existing grade.

See Exhibit C – Construction Details

Because there is no comprehensive or resource management plan for the Jordan River to guide the Division's decision, the Division is required by Utah Administrative Code (UAC) Subsection R652-90-300(3) to adhere to the site-specific planning requirements outlined in Subsection R652-90-400.

BACKGROUND AND GENERAL SITE CHARACTERISTICS

Much of the Jordan River channel corridor has been extensively modified by human activity throughout the history of the Salt Lake Valley. Dredging and rechanneling has occurred frequently on the river to prevent or minimize potential flooding. The last major flooding occurred from 1983 through 1987, resulting from the snowmelt in the adjacent mountains. Extremely high river levels were observed in 2011 but most portions of the river did not reach flood stage.

This portion of the Jordan River contains one of the last gaps in the Jordan River Parkway Trail system. Completion of this project will connect 45 miles of trail along the Jordan River Parkway.

Division personnel conducted a site visit at the proposed project location on August 9, 2016.

ANALYSIS

A. Comparative Evaluation of the Commercial Gain Potential of the Proposed Use with Competing or Existing Uses

The proposed project is being initiated by Salt Lake City, a local government agency. The Division anticipates that no commercial gain will be generated by the proposed activity. There are no competing uses of sovereign lands in the immediate vicinity of the proposed project site currently being considered. The existing recreational activities do not generate revenue or other

forms of commercial gain for the Division or other entities. There are existing easements and permits in the proposed project area that are held by Salt Lake City, Salt Lake County, Salt Lake Garfield and Western Railway, and Questar Gas Company. All of the existing Lessees will be notified of the project.

There will be no costs to the Division associated with this project, above and beyond costs associated with issuing, monitoring, and maintenance of permits located on sovereign lands of the Jordan River.

B. Effect of the Proposed Use on Adjoining Sovereign Lands

The proposed use will have limited impacts on adjoining sovereign lands within the Jordan River. This area is heavily used due to the proximity of residences and businesses. The project should not have an impact on the navigability of the Jordan River during or after construction. Project construction may present temporary, minor impacts to river users associated with noise from construction equipment or temporary aesthetic impacts. Fishermen and recreational boaters that may utilize this area could be prevented access for fishing or boating within the project boundaries during construction but no long-term impacts to fishing and boating activities are anticipated.

C. Evaluation of the Proposed Use or Action with Regard to Natural and Cultural Resources

Cultural Considerations: There are no known historical or cultural resource inventories within the project area. Existing cultural resource information for the Salt Lake Valley indicates that Native Americans may have used this site for various activities. With the movement of the river channel across the flood plain over the years, cultural and historical resources have likely been disturbed or relocated from their original locations. Historic uses by early pioneers possibly included using the flood plains for crop cultivation and livestock grazing. Any cultural or historic resources that were discovered during project construction should be reported and handled by the Salt Lake City according to all applicable laws.

Vegetation Considerations: Current vegetation in the project area consists of both native and invasive vegetation. Several trees will be trimmed to accommodate the bridge. Any trees that must be removed will need prior authorization from the Division.

Wildlife Considerations: General wildlife populations typically observed within the Jordan River corridor consist of snakes, muskrat, deer, foxes, migratory songbirds and waterfowl as well as fish species such as minnows, rainbow trout (stocked), common carp and catfish. Temporary impacts to fish and wildlife that are typically observed during construction activities are possible, but will be minimal since the majority of the disturbance will take place on the bank of the river. The proposed project activity is not anticipated to have any lasting impact on wildlife in the area.

D. Notification of, and Environmental Analysis of, the Proposed Use Provided by the Public, Federal, State, and Municipal Agencies through the Resource Development Coordinating Committee (RDCC) Process

The application along with an explanation of the proposed project was submitted to the Resource Development Coordination Committee (RDCC) for review and comment. **See Exhibit E – RDCC Correspondence.** Interested parties/entities will be notified of the completion of this site specific plan and will be afforded the opportunity for consistency review in accordance with Subsection R652-9.

No management plans currently exist for the Jordan River. The *Blueprint Jordan River*, developed by Envision Utah, is a document that describes a desired future condition of the river that restores the Jordan River to a free flowing natural state while still providing a multiple-use format. The Jordan River *Best Practices for Riverfront Communities* also provides best management strategies for utility construction activities within the Jordan River corridor. The *Blueprint Jordan River* and in the *Best Practices for Riverfront Communities* are not binding on the Division's activities, but the Division does encourage best management practices and multiple-use on all sovereign lands.

E. Any further notification and evaluations as required by applicable rules.

No further notification or evaluations are required

CONCLUSION AND MANAGEMENT DIRECTIVE

The activities proposed as part of this action are consistent with the Division's mandates. Although the land under application is not officially under any planning document use category, nor under any withdrawal order, the **Division considers this land to be classified as Category 3 which means the land is managed as open for consideration for any use**, within the parameters of the Public Trust Doctrine.

APPROVED BY:



BRIAN L. COTTAM, DIRECTOR
DIVISION OF FORESTRY, FIRE
AND STATE LANDS

PREPARED BY:



BEN STIREMAN
SOVEREIGN LANDS ANALYST

REVIEWED BY:



LAURA AULT
SOVEREIGN LANDS PROGRAM MANAGER

List of Exhibits

Exhibit A – Application

Exhibit B – Site Map

Exhibit C – Construction Details

Exhibit D – Adjacent Landowners

Exhibit E – RDCC Correspondence

Exhibit A

Application

The State Of Utah
Division Of Forestry, Fire And State Lands

GENERAL PERMIT ON SOVEREIGN LAND APPLICATION

APPLICATION No: _____

DATE: 9/26/2016

STATE OF Utah)
 §
COUNTY OF Salt Lake)

APPLICANT INFORMATION:	
Name(s): <u>Salt Lake City Corporation</u>	
<u>Parks and Public Lands</u>	
Address: <u>1965 West 500 South</u>	
<u>P.O. Box 145510</u>	
City, St Zip: <u>Salt Lake City Utah 84114-5510</u>	
Phone: <u>(801) 972-7800</u>	

For Agency use only:	
Lessee Number: _____	
Legal Description Number: _____	
<input type="checkbox"/> State (700)	<input type="checkbox"/> Local (720)
<input type="checkbox"/> Federal (710)	<input type="checkbox"/> Private (730)

I, being first duly sworn, do depose and say that I apply for a General Permit, as provided by (R652-70-3(2)), on the following sovereign lands situated in Salt Lake County, on the bed of Jordan River for a term of Thirty (30) years.

Subdivision	Township	Range	Meridian	Section(s)	Acres
Portion of Plat 6 of Official Survey of Plat C	1S	1W	SL B&M	2	2.16
(Attach additional sheets if necessary) Total Acres					2.16

If applicant is a firm association, or corporation, date when such became qualified to do business in the State of Utah _____.

I further state I am eligible to acquire this General Permit under the laws of Utah, and the rules of the Division of Forestry, Fire and State Lands.

Justin R. Kay
Applicant's Signature

Subscribed and sworn to before me this 26 day of September, 2016.

My Commission Expires: 10/07/2018

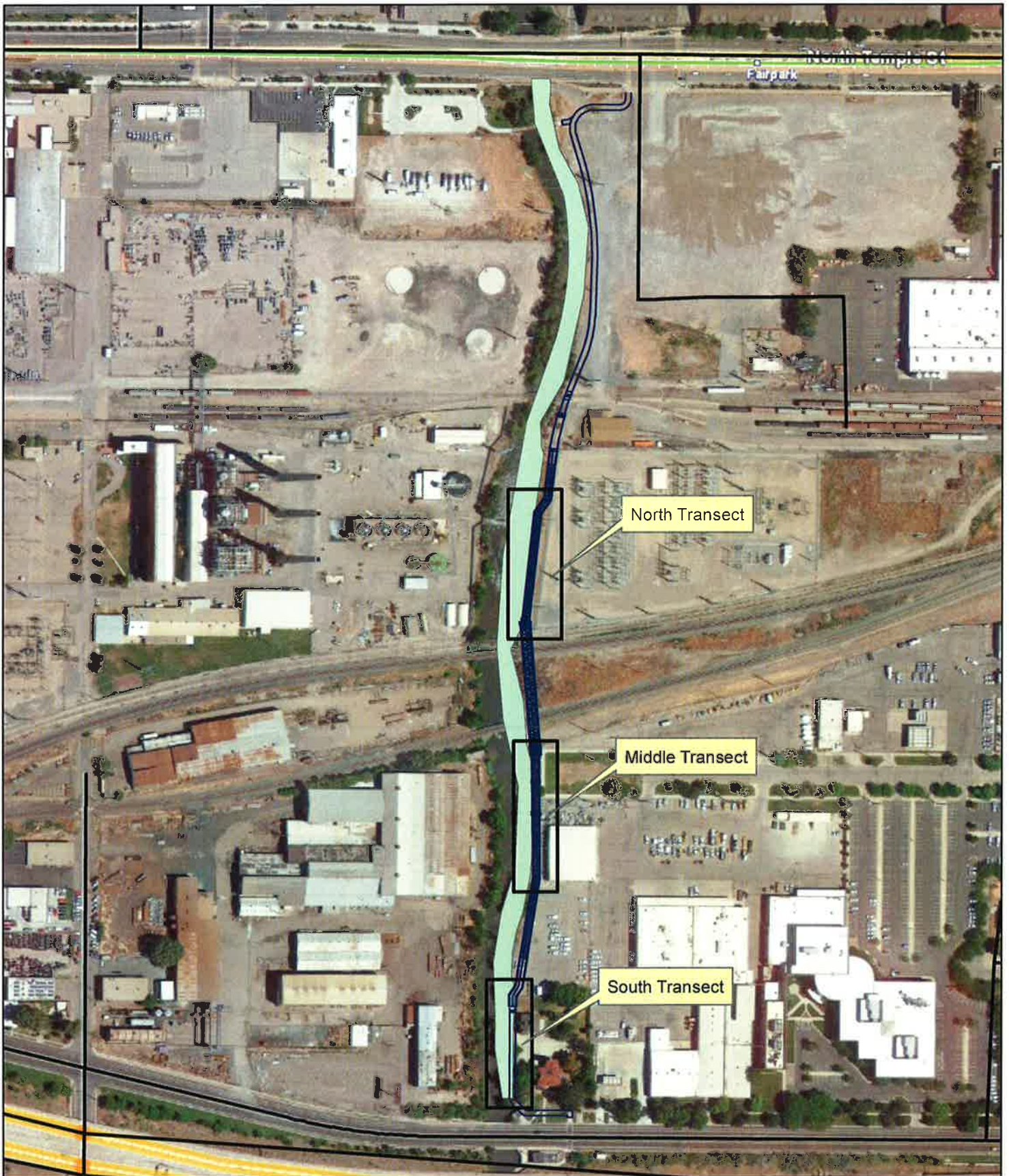
Alyson B. Harris
Notary Public, residing at:



NOTE: A non-refundable application fee of \$300.00 (for a non-governmental applicant) must accompany this application.

Exhibit B

Site Map

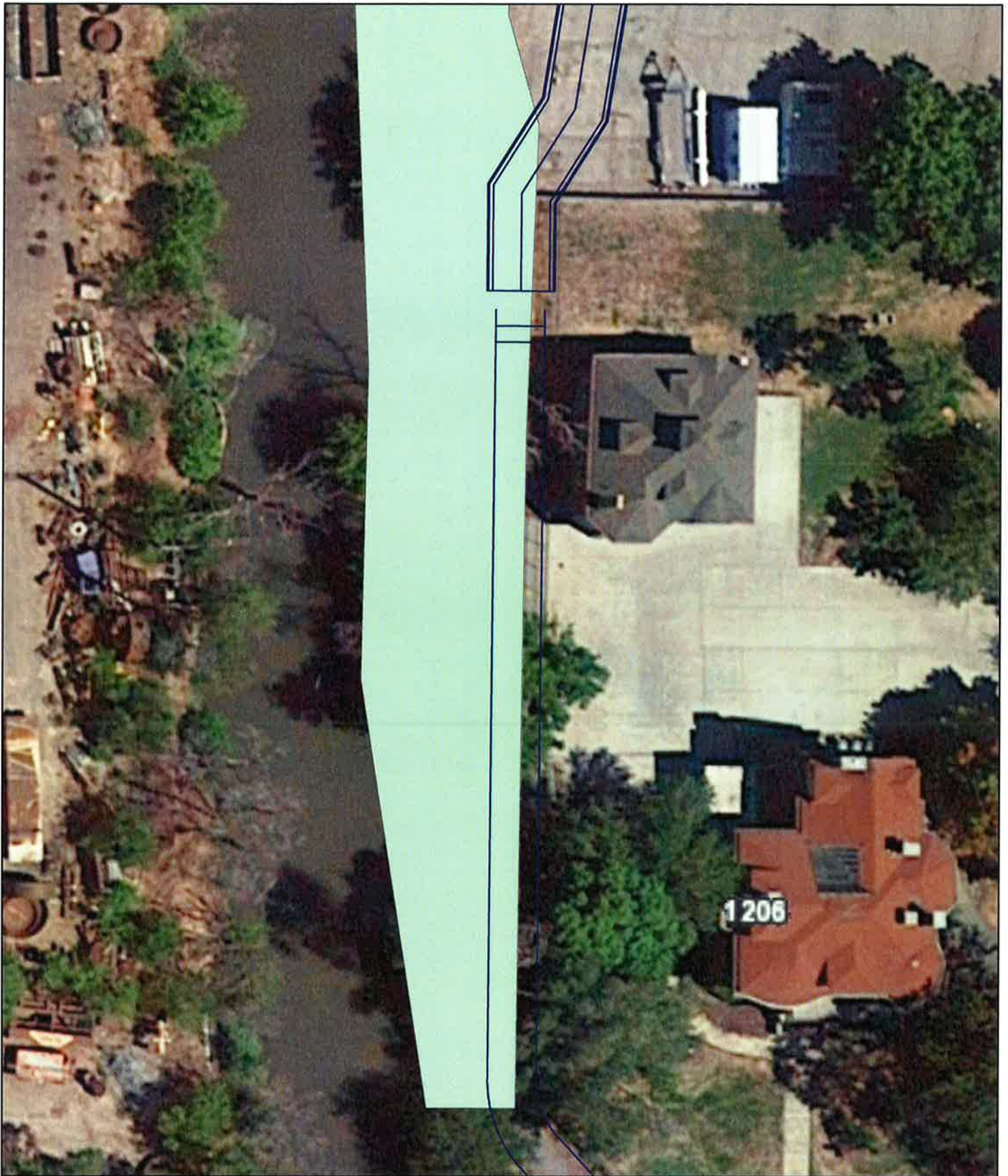


GP# 720-00092
Salt Lake County, UT
T1S, R1W, S2&35, SLB&M



October 2016





GP# 720-00092
Salt Lake County, UT
T1S, R1W, S2&35, SLB&M

South Transect

— Jordan River Trail Bridge Alignment
■ Permit Area



October 2016





GP# 720-00092
Salt Lake County, UT
T1S, R1W, S2&35, SLB&M

Middle Transect

— Jordan River Trail Bridge Alignment
■ Permit Area



October 2016





GP# 720-00092
 Salt Lake County, UT
 T1S, R1W, S2&35, SLB&M

North Transect

— Jordan River Trail Bridge Alignment
 Permit Area



October 2016



Exhibit C

Construction Details



- GENERAL SURVEY NOTES**
1. EXISTING GEOGRAPHY DEPICTED IN PLANS WAS SURVEYED FEBRUARY 2016.
 2. THE HORIZONTAL DATUM AND BEARINGS AND DISTANCES DERIVED THEREFROM ARE EXPRESSED IN A LOCAL GROUND SYSTEM DEFINED AS FOLLOWS:
 - 2.1 HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (N.A.D. 83)
 - 2.2 VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) PROJECT BENCHMARK IS A 1" COPPER DISK SET IN THE TOP CORNER OF A CONCRETE WINDOW OF A BRIDGE OVERPASS NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF 1000 WEST STREET AND 200 SOUTH STREET. THE BENCHMARK IS DESIGNATED AS BM-1497. IN THE COORDINATE SYSTEM - US STATE PLANE 1983, UTM ZONE 12N, PROJECTED AT GROUND.
 - 2.3 GEOID MODEL - GEOID 12N
 - 2.4 FALSE NORTHING = -7,413,924.430
 - 2.5 FALSE EASTING = 15,177,877.656
 - 2.6 FALSE UTM ZONE = 18QUR575718
 3. THE POINTS WERE SCANNED FROM COORDINATE 0.0 IN THE MARCH US STATE PLANE CENTRAL ZONE COORDINATE SYSTEM USING THE COMBINED SCALE FACTOR LISTED ABOVE.
 4. THE CONTROL SURVEY WAS PERFORMED IN FEBRUARY 2016. ALL SURVEY CONTROL COORDINATES WERE ESTABLISHED USING THE UTM REFERENCE NETWORK GLOBAL POSITIONING SYSTEM (TURN GPS) AND RTK SURVEYING METHODS WITH ALL PRIMARY CONTROL POINTS BEING DIGITALLY LEVELLED.

- GENERAL SHEET NOTES**
1. 1" = 10' DIMENSIONS ARE HALF SIZE
 2. ALL UTILITY LOCATIONS ARE APPROXIMATE & FOR REFERENCE ONLY. CONSTRUCTION SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
- REFERENCE KEYNOTES**
- SCHEDULE 1 - AT GRADE, FINAL CONSTRUCTION**
1. PROJECT IDENTIFICATION SIGN
 2. TRAFFIC CONTROL
 3. SWEEP AND NO
 4. CONSTRUCTION SIGNAGE
 5. REMOVE FENCE
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100% DESIGN
NOT FOR CONSTRUCTION

SHEET KEYNOTES

**JORDAN RIVER
PEDESTRIAN BRIDGE
200 SOUTH
NORTH TEMPLE
2016**

**SALT LAKE CITY
CORPORATION**

5

V-101

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Exhibit D
Adjacent Landowners

Adjacent Landowners:

Parcel No. 15021030010000

Parcel No. 15021040010000

MS OPERATING CO, LLC
3739 E BRIGHTON POINT DR
COTTONWOOD HEIGHTS, UT 84121-5514-39

Parcel No. 08353530060000

Parcel No. 08353530050000

UTAH POWER & LIGHT COMPANY
C/O PACIFICORP
825 NE MULTNOMAH ST #1900
PORTLAND, OR 97232

Parcel No. 15021290050000

Parcel No. 15021520040000

Parcel No. 15021520030000

Parcel No. 15021520020000

Parcel No. 08353760010000

SALT LAKE CITY
C/O PROPERTY MANAGEMENT
PO BOX 145460
SALT LAKE CITY, UT 84114-5460

Parcel No. 15025040290000

WESTERN PACIFIC RR CO
C/O UNION PACIFIC RR/CRAIG MILLER
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

Parcel No. 15021290060000

QUESTAR GAS COMPANY
C/O TAX DEPARTMENT
PO BOX 45360
SALT LAKE CITY, UT 84145-0360-60

Parcel No. 15025040310000

WESTERN PACIFIC RAILROAD
C/O UNION PACIFIC RR/CRAIG MILLER
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179

Parcel No. 08353760150000

DIVISION OF FACILITIES
C/O REAL PROPERTY MGR/JOYCE MILNE
450 N STATE ST # 4110
SALT LAKE CITY, UT 84114

Parcel No. 15025040010000

Parcel No. 15021010090000

Parcel No. 15021010080000

Parcel No. 15021020020000

Parcel No. 15021010070000

Parcel No. 15021020010000

Parcel No. 15021260050000

Parcel No. 15021010060000

No parcel data or mailing addresses available.

Adjacent Lessees:

General Permit No. 72000014

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES
1530 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

General permit No. 72000034

SALT LAKE COUNTY ENGINEERING DIVISION
2001 SOUTH STATE STREET, N-3100
SALT LAKE CITY, UTAH 84190

Easement No. 40000019

SALT LAKE GARFIELD AND WESTERN RAILWAY
1201 WEST NORTH TEMPLE
SALT LAKE CITY, UTAH 84116

Easement No. 40000163

QUESTAR GAS COMPANY
1140 WEST 200 SOUTH
P.O. BOX 45360
SALT LAKE CITY, UTAH 84145-0360

Easement No. 40000250

SALT LAKE CITY CORPORATION
1530 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

Exhibit E
RDCC Correspondence

Notification of the project will be posted to RDCC for the required time period.